

Appraisal Fee Schedules

Saint Paul Regional Loan Center

For specific information for any state, please contact the Regional Office of jurisdiction as indicated below.

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Appraisal Fee Schedule: Iowa

1. The revised schedule below covers all of the possible VA appraisal situations:

Type of Appraisal Service	Maximum Fee
a. Individual existing or proposed	\$300.00
b. Each additional unit in multifamily	\$25.00
c. Rural home tracts with acreage	\$325.00
d. Liquidation appraisals	\$300.00
e. Liquidation appraisals with acreage	\$325.00
f. Condominiums (each unit)	\$325.00
g. Used manufactured home and lot	\$200.00
h. Used manufactured home	\$100.00
i. Liquidation appraisal updates in town	\$50.00
j. Liquidation appraisal updates out of town	\$55.00
k. Compliance inspection fees	\$65.00
l. Reconsideration of value*	\$125.00
m. Mileage outside of your metropolitan area	\$0.31

* A \$125.00 fee for reconsiderations of value will be charged when the comparables submitted were not available at the time of the appraisal (e.g., appraisal is dated March 1, 1994, and the comparables provided for the appeal are dated May 1, 1994). VA does require all increases in value by the fee appraiser to be adjusted on the URAR.

2. Unusual or complex cases: To be determined in advance by this office.

3. Committee appraisals—proposed construction:	Maximum Fee
a. Each lot	\$12.00
b. Each basic plan type (per appraiser)	\$300.00
c. Each option	\$7.00

4. Condominium committee appraisals—A one time condominium master project fee will be assessed the declarant on all proposed and existing appraisal requests.

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|---|----------|
| a. Low rise and high rise—Number of units in project less than 100 | \$325.00 |
| b. Horizontal—The fee for each committee member shall be a flat fee of | \$325.00 |
| c. Fee per plan type—The fee for each committee member for each plan type shall be | \$325.00 |
| d. Fee per unit—A fee of \$12.00 per unit shall also be payable for each unit appraised | \$12.00 |

Sample computation: 100 units, 4 plan types, two committee appraisers for a proposed high rise condominium

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|--|------------|
| a. 2 members x \$325.00 project fee | \$650.00 |
| b. 2 members x \$325.00 x 4 plan types | \$2,600.00 |
| c. 100 units x \$12.00 | \$1,200.00 |
| d. Total committee appraisal fee | \$4,450.00 |

Appraisal Fee Schedule: Illinois

1. Maximum fees or fees chargeable by any VA designated fee appraiser and compliance inspector for performance and compliance inspection services involved in any VA request or assignment for appraisal, determination of reasonable value or inspection of proposed construction of property within the administrative jurisdiction of this office may not exceed the amounts listed in the following schedule, based upon the type of service rendered. The schedule establishes the upper limit of permissible charges, but permits actual charges to be made for lesser amounts. The schedule is as follows:

2. Type of Appraisal Service	Maximum Permissible Fee
a. Single Family	
Individual Existing and Proposed Properties	\$300.00
b. Liquidation Appraisal	\$300.00
c. Partial Release of Security	\$300.00
d. Two or more residential structures on a single site, each structure	\$225.00
e. Two unit structure (two flat or duplex) on one lot, for additional unit over \$300 basic fee for single family	\$40.00
f. Multiple units (three apartments or more on one lot) for each additional unit over \$300 basic fee for single family	\$40.00
g. Manufactured Home Related Fees	
(1) Used manufactured home unit	\$100.00
(2) Determination of manufactured home park acceptability	\$100.00
(3) Determination of lot acceptability	\$75.00
(4) Lot value and/or site preparation	\$75.00
h. Committee Appraisals	
(1) Each lot (1 to 10)	\$10.00
(11 to 100)	\$9.00
(101 to 200)	\$8.00
(201 to 300)	\$6.00
(2) Each basic plan, per appraiser	\$300.00
(3) Each additional elevation per appraiser	\$25.00
(4) Optional Items:	
(a) Structural type where details are required (garages, fireplaces, basements, etc.)	\$10.00
(b) Other optional items, each	\$5.00
(5) Minimum aggregate, per appraiser on a new Committee submission	\$300.00

- (6) Plans or optional extras added to an existing committee appraisal - fee permissible at same rate as h(2) through h(4) above
- (7) Lots added to an existing committee appraisal, per lot, per appraiser - same fee as h(1) above.
- (8) If the fee computed for (6) and (7) above is less than \$60.00, the minimum fee is \$60.00

3. Increase in value request during validity period

- a. Abbreviated report, usually in letter or URAR grid form to update a previous appraisal on individual existing or proposed property (Not for contesting values initially established on CRV or MCRV) \$ 75.00
- b. No fee is authorized for review or for additional data required by VA for assisting in initial establishment of reasonable value

4. Compliance Inspection Fees

- a. For each compliance inspection on an individual proposed unit \$65.00
- b. Committee cases, each compliance inspection (2 or more) \$65.00
- c. Inspection of on-site escrow \$65.00
- d. Repair and special inspections \$65.00
- e. Off-site improvements \$65.00

5. APPRAISAL FEE FOR CONDOMINIUMS

- a. Appraisals, Individual. The fee shall be \$350.00
- b. Appraisals. Committee, Existing and Proposed. A one-time condominium master project fee will be assessed the builder/developer on all proposed and existing committee appraisal requests. The computation for committee appraisal fees shall be divided into two steps as shown below, the combination of which shall constitute the "total committee appraisal fee."

- (1) Number of units in project Per Fee Member

100 or fewer	\$350
101 through 500	\$700
501 or more	\$1,100

- (2) Horizontal Condominiums - The fee for each committee member shall be a flat fee of \$350.00 regardless of the total number of units in the project;
- (3) Additionally, the following shall be used for computation of fees for the number of units and plan types:
 - Per Plan Type - Each committee member shall also receive for each plan type appraised, \$350.00.
 - Per Unit - A fee of \$10.00 per unit shall be payable for each unit appraised.

- (4) Sample Computation. 100 units, 4 plan types, two committee appraisers for proposed high rise condominium

2 members x \$350 project fee	\$700
2 members x \$350 x 4 plan types	\$2,800
100 units x \$10 per unit	\$1,000
Total Committee Appraisal Fee	\$4,500

- (5) Adding more of the same type of unit to an existing master panel:

- a. Each additional unit(s)

(1 to 10)	\$10.00
(11 to 100)	\$9.00
(101 to 200)	\$8.00
(201 to 300)	\$6.00

- b. If the fee computed is less than \$60.00, the minimum fee is \$60.00.

- (6) Adding a new model to a condominium Master Panel

a. Benchmark Units	\$350
Each additional unit(s)	
(1 to 10))	\$10.00
(11 to 100)	\$9.00
(101 to 200)	\$8.00
(201 to 300)	\$6.00

- (7) Increase in value request during validity period:

- a. Abbreviated report, in narrative or URAR grid form, to update a previous appraisal. (Not for contesting values initially established on a CRV or MCRV) \$75.00

6. Travel Fees

In addition to the base fee, an allowance for required travel is permissible only under the following circumstances:

- a. A fee of \$0.24 per mile may be charged for all miles traveled beyond the first 20 miles driven to complete an appraisal assignment. For example, if a total of 50 miles was traveled to complete an appraisal, the computation would be
 $50 \text{ minus } 20 = 30 \times \$0.24 = \$7.20$.

Computation of mileage for properties in rural unincorporated areas will include all miles traveled to complete the assignment. There will not be a deduction of the first 20 miles.

- b. In large metropolitan areas such as Chicago, Rockford, Decatur, Springfield, etc., the 20 mile radius may be increased by the VA when need arises, with no mileage allowance authorized for a greater traveling distance. Mileage fee will be calculated by VA as near as possible on the basis of state road map; therefore, there may be a difference between actual miles traveled by the fee appraiser and our calculations. Calculation of mileage by VA will govern, unless there is an agreement to adjust upon request by the appraiser or inspector when a substantial difference occurs.

Appraisal Fee Schedule: Kansas

1. Requests for determination of reasonable value and fee compliance inspections will be subject to the following maximum fee schedule:

a. Existing and Proposed Construction

(1) Individual	\$300.00
(2) Multi-family	
(a) First Unit	\$300.00
(b) Each Additional Unit	\$40.00
(3) Two Separate Units:	
(a) Main Unit	\$300.00
(b) Second Unit	\$100.00
(4) Condominium - Individual Unit	\$300.00

b. Travel Allowance

(1) Within 30-mile radius of business address	No Charge
(2) Beyond 30-mile radius of business address	\$0.31 per mile

c. Liquidation

(1) Appraisal Fee:	
(a) Individual	\$300.00
(b) Multi-Family:	
(1) First Unit	\$300.00
(2) Each Additional Unit	\$40.00
(c) Two Separate Units:	
(1) Main Unit	\$300.00
(2) Second Unit	\$100.00
(d) Condominium - Individual Unit	\$300.00
(2) Travel Allowance:	
(a) Within 30-miles radius of business address	No Charge
(b) Beyond 30-mile radius of business address	\$0.31 per mile

2. Compliance inspection fees will be in accordance with the following plan:

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| a. Each regular compliance inspection | \$65.00 |
| b. Each compliance reinspection | \$65.00 |
| c. Each repair inspection (existing construction) | \$65.00 |
| d. Final compliance inspection on proposed construction | \$75.00 |
| (First & Second Inspections are \$65) | |
| e. Travel allowance will be at the rate of 31 cents per mile for fee inspectors traveling outside the 30-mile radius from their business address. All mileage will be computed from the latest official highway map of Kansas. | |

Appraisal Fee Schedule: Minnesota, North Dakota and South Dakota

A. The maximum fee or fees chargeable by any Department of Veterans Affairs (VA) designated fee appraiser or compliance inspector for proper performance of appraisal or compliance inspection services within the States of Minnesota, North Dakota or South Dakota may not exceed the amount(s) listed in the schedule below. This schedule is effective for all assignments made on or after February 1, 1994. It establishes the upper limit of permissible charges and permits actual charges to be made for lesser amounts. The basic rate includes travel for the first 50 miles.

B. Types of Appraisal Services	Maximum Permissible Fee
1. Individual Existing Properties	\$300.00
2. Individual Proposed Properties	\$300.00
3. Partial Release of Security	\$300.00
4. Two or more residential structures on a single site, for each additional structure	\$150.00
5. Duplex and Double Bungalow, Three-plex and Multiple Units on one lot, for each additional unit	\$50.00
6. Used Manufactured Home	\$150.00
7. Foreclosure Appraisal (Realty)	\$300.00
8. Manufactured Home Site and Park	
(a) Determination of Site Acceptability	\$70.00
(b) Estimate of Lot Value and/or Site Preparation	\$90.00
(c) Manufactured Home Park Inspection	\$125.00
9. Committee Appraisals	
(a) Each Lot	\$15.00
(b) Each basic plan, per appraiser	\$300.00
(c) Optional Items	
(1) If details are required (garages, fireplaces, etc.), per appraiser	\$7.00
(2) Other optional items, each per appraiser	\$2.50

(3) Review of optional item previously valued on existing committee, each per appraiser	\$2.50
(d) Plans or optional extras added to an existing committee appraisal - fee permissible at the same rate as 9(b) through 9(c)(2) above	
(e) Lots added to an existing committee appraisal per lot	\$20.00
10. Abbreviated report, usually in letter form, to update a previously appraisal of individual existing or proposed property	\$50.00
11. Individual Condominium Unit	\$315.00
12. Condominium Committee - Existing and Proposed	
(a) Low Rise and High Rise	
Number of Units in Project	
100 or fewer	\$340.00
101 through 500	\$680.00
501 or more	\$1,360.00
(b) Horizontal Condominiums. The fee for each committee member shall be a flat fee of \$340 regardless of the total number of units in the project.	
(c) Additionally, the following shall be used for computation of fees for the number of units and plan types:	
Per Plan Type, per committee appraiser	\$315.00
Per Unit, per committee	\$15.00
(d) Sample Computation: 100 Units, 4 Plan Types, 2 committee appraisers for proposed high rise condominium	
2 members @ \$340.00 project fee	\$680.00
2 members @ \$315.00 x 4 plans	\$2,520.00
100 units @ \$ 15.00 per unit	\$1,500.00
TOTAL COMMITTEE APPRAISAL FEE	\$4,700.00

C. Compliance Inspection Fees

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| 1. For each compliance inspection on an individual proposed unit | \$50.00 |
| 2. Inspection of on-site escrow and required repairs, on special inspection | \$50.00 |
| 3. Duplex and double bungalow, three-plex four-plex and multiple units on one lot, for each additional unit | \$10.00 |
| 4. Fee Covering Off-Site Improvements | \$50.00 |

D. Travel Fees

The appraisal and compliance inspection fees outlined above may be increased for round trip travel according to the following schedule:

MILEAGE	TRAVEL FEES
51-75	\$20.00
76-100	\$30.00
101-125	\$40.00
126-150	\$50.00
151 and up	\$60.00

E. This schedule rescinds and supersedes all prior releases pertaining to appraisal and compliance fees and is effective February 1, 1994.

Appraisal Fee Schedule: Missouri

(1) Individual existing and proposed construction cases (includes manufactured homes on a permanent foundation under Section 3710 of Title 38 USC)	\$ 300.00
(2) Two or more residential structures (houses) on a single site - each structure	\$ 100.00
(3) Residential structures containing more than one living unit. Add to the \$300.00 base fee for each additional unit	\$ 25.00
(4) Foreclosure Appraisals	\$ 300.00
(5) Partial Release of Security	\$ 300.00
(6) Farm Residence:	
(a) Farm residence plus typical site	\$ 300.00
(b) Excess land (separate value to be shown by appraiser)	\$ 25.00
(7) Committee Appraisals:	
(a) Each basic plan, each appraiser	\$ 200.00
(b) Each lot (fee to be split by appraisers)	\$ 20.00
(8) Condominiums	
(a) Individual unit in a project	\$ 325.00
(b) Condominium Appraisals (Committee):	
	Fee Per Member of Committee
Low Rise and High Rise	
100 units or fewer (project fee)	\$ 300.00
101 to 500 units (project fee)	\$ 550.00
501 or more units (project fee)	\$1100.00
Each plan type	\$ 250.00
Each unit appraised	\$ 25.00
Sample computation - 100 units	
4 plan types - 2 committee members	
2 members x \$300.00 (project fee)	\$ 600.00
2 members x \$250.00 x 4 plan types	\$2000.00
100 units x \$25.00 each unit	\$2500.00
TOTAL FEE	\$5100.00
Horizontal Projects	
Project fee (regardless of number of units)	\$ 300.00
Each plan type	\$ 250.00
Each unit appraised	\$ 25.00

- (9) **Manufactured Housing - Used:** (Section 3719 of Title 38 USC)
- (a) Single and double wide units \$ 150.00
 - (b) Appraisal of unit and site \$ 225.00
 - (c) Appraisal of site only \$ 100.00
- (10) **Compliance Inspection Fees:**
- (a) Each regular compliance inspection \$ 65.00
 - (b) Each re-inspection \$ 65.00
 - (c) Each repair inspection (existing construction) \$ 65.00
- (11) **Travel (Appraisers and Compliance Inspectors):**
- (a) Within 15 mile radius of business address NO CHARGE
 - (b) Between 16 and 30 mile radius of business address \$ 25.00
 - (c) Over 31 miles \$ 35.00

In computing the distance please keep in mind that by “radius” we mean the straight line, “as the crow flies,” distance between the appraiser's office and the subject property.

There is no travel allowance on Committee Appraisals or Condominiums. All mileage will be computed from the latest official highway map. In unusual or complex cases, the appraisal fee or compliance inspection fee will be set by the Loan Guaranty Officer.

Appraisal Fee Schedule: Nebraska

1. TYPE OF APPRAISAL SERVICE FEE	MAXIMUM
Individual Existing or Proposed Construction No mileage allowed within the cities of Omaha, Bellevue, LaVista, Papillion, Ralston & Lincoln.	\$300
Acreage (Up to 20 Acres) Fees for an appraisal over 20 acres will be determined on an individual basis by this office.	\$325
Multi-family for each additional unit	\$50
Condominium (each unit)	\$325
Manufactured Homes (With use of VA Form 26-8712)	\$175
Lot for placement of Manufactured Home	\$100
Reinspection for extension of a CRV (Written Supported Opinion Required)	\$75
Liquidation Appraisals	\$300
Master Certificates of Reasonable Value: Proposed construction per plan type	\$300
Fee per lot	\$10
Fee per option	\$10
Compliance Inspections: Existing properties (Repair inspections and reinspections)	\$65
Proposed Construction: Three Inspections Required (footing, framing, final & reinspections)	\$65
Final Inspection Only (with approved 10-year warranty or approved local building authority footing and framing inspections)	\$70

2. RECONSIDERATION OF VALUE OR ADDITIONAL INFORMATION

No fee is authorized for additional data requested by the VA for assistance in the initial establishment of reasonable value or for a review of additional information in reconsideration cases.

3. MILEAGE

In addition to the base fee for the appraisal and compliance inspection, mileage may be claimed according to the following schedule:

- a. Within 30-mile "round trip" from appraiser/inspector's business address to subject property - No charge.
- b. Beyond 30-mile "round trip" from appraiser/inspector's business address to subject property - 31 cents per mile.

Travel must be by the most direct route and may include travel necessary to obtain pertinent data from courthouse records, etc. A breakdown of the mileage must be provided to the lender with the billing. All computations for mileage will be in accordance with the official State of Nebraska map as prepared by the State Department of Roads.

Appraisal Fee Schedule: Wisconsin

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| 1. Appraisal of individual existing and proposed construction - single family dwellings | \$270.00 |
| 2. Appraisal of multi-family dwellings (2-4 units) - on Fannie Mae Form 1025 | \$500.00 |
| 3. Compliance Inspection | \$65.00 |
| 4. Condominium Units on Fannie Mae Form 1073 | \$280.00 |
| 5. Used Manufactured Homes | \$75.00 |
| 6. Liquidation appraisals | \$270.00 |
| 7. Liquidation appraisals of multi-family dwellings (2-4 units) on Fannie Mae Form 1025 | \$500.00 |
| 8. Mileage reimbursement
The rate is \$0.325 per mile. This is reimbursed only when travel from your city limits to the subject and back exceeds 25 miles. | |